

# CONTRA COSTA COUNTY ECONOMIC FORECAST

Contra Costa County is located on the eastern edge of the San Francisco Bay. It has a population of 1.1 million people and a total of 335,000 wage and salary jobs. The per capita income is \$65,106, and the average salary per worker is \$77,456.

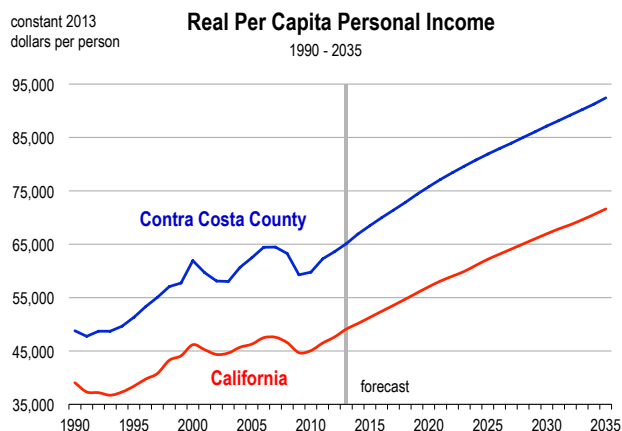
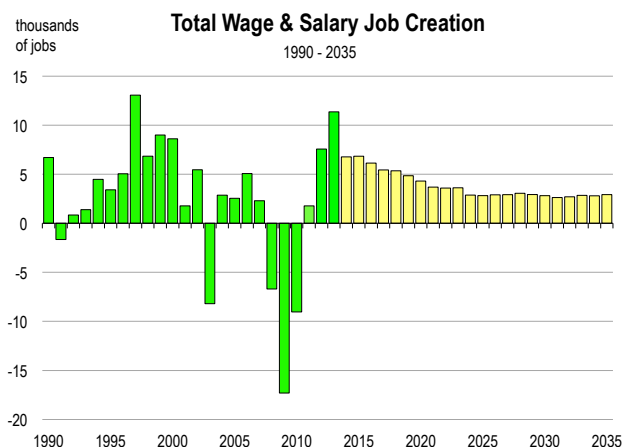
In 2013, employment in Northern California increased by 3.7 percent, whereas employment in the greater Bay Area grew by 4.1 percent. In Contra Costa County, 11,400 jobs were created, representing an increase of 3.5 percent. The unemployment rate improved substantially, falling from 8.9 percent in 2012 to 7.4 percent in 2013.

During 2013, the largest employment increases were observed in education and healthcare (+3,400 jobs), leisure and hospitality (+2,100 jobs), professional and business services (+1,800 jobs), and construction (+1,700 jobs). Employment losses were greatest in the information sector (-200 jobs).

Between 2008 and 2013, the population increased at an annual average rate of 0.9 percent. About half of this growth was the result of net migration, as an average of 4,400 net migrants entered the county each year. Over the next five years, net migration will remain relatively strong.

## FORECAST HIGHLIGHTS

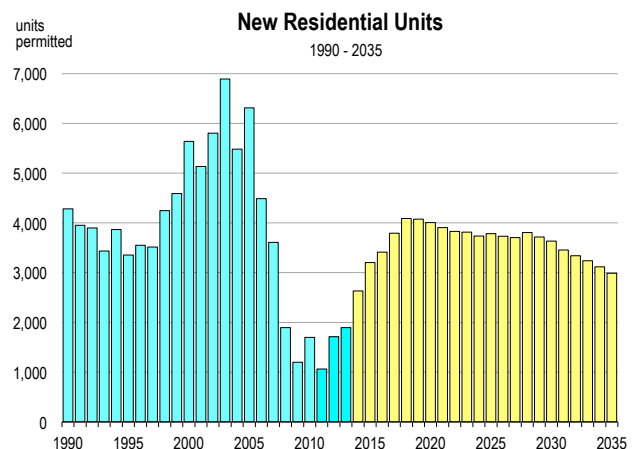
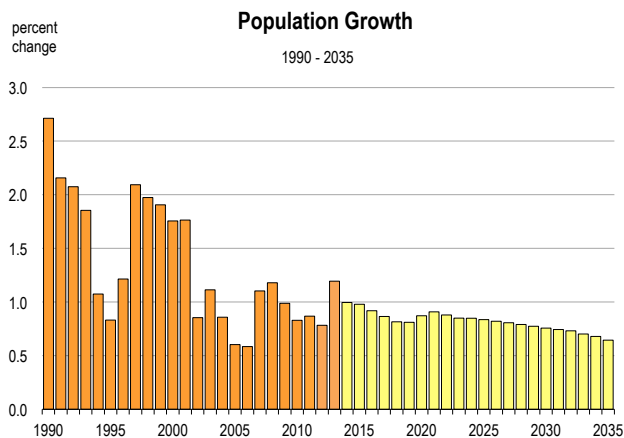
- In 2014, total employment will expand by 2.0 percent. From 2014 to 2019, employment growth is expected to average 1.6 percent per year.
- Average salaries are currently above the California State average, and will remain so for the foreseeable future. In Contra Costa County, inflation-adjusted salaries are forecasted to rise by an average of 1.7 percent per year between 2014 and 2019.
- The largest job gains will be observed in leisure and hospitality (+5,600 jobs), professional and business services (+5,300 jobs), education and healthcare (+4,700 jobs), and financial activities (+4,000 jobs). Together, these industries will account for 68 percent of net job creation between 2014 and 2019.
- The population of Contra Costa County is projected to grow at an annual average rate of 0.9 percent from 2014 to 2019.
- From 2014 to 2019, an average of 5,200 net migrants will enter the county each year.
- Real per capita income will increase by 2.8 percent in 2014. Between 2014 and 2019, real per capita income is forecasted to grow by 2.1 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 2.0 percent per year from 2014 to 2019.
- Industrial production is expected to rise by 4.5 percent in 2014. Between 2014 and 2019, the growth rate of industrial production will average 4.1 percent per year.



# Contra Costa County Economic Forecast

## 2006-2013 History, 2014-2040 Forecast

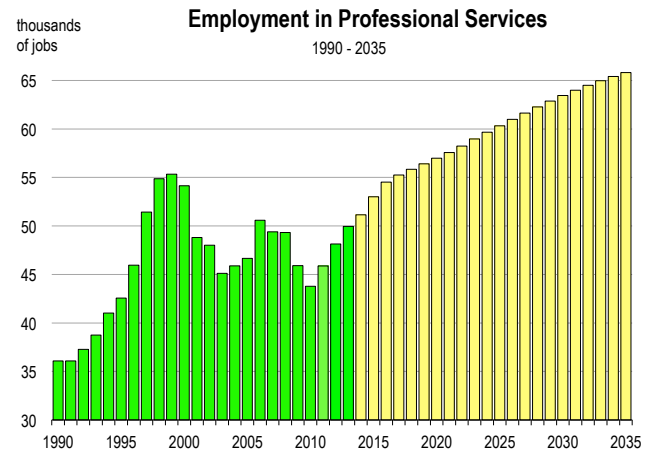
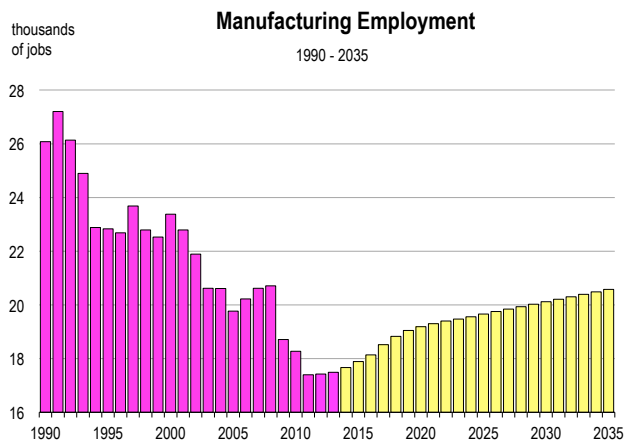
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2006	1,010,104	-533	0.92	367.9	4,488	\$13.9	\$55.5	\$64,431	3.2	97.8	4.6	4.3
2007	1,021,251	4,402	0.92	371.6	3,607	\$14.1	\$58.1	\$64,446	3.4	86.8	4.8	4.7
2008	1,033,292	5,646	0.92	374.2	1,894	\$13.3	\$59.4	\$63,274	3.0	78.4	5.2	6.2
2009	1,043,501	4,155	0.92	375.2	1,201	\$11.9	\$56.7	\$59,260	0.8	70.3	4.8	10.2
2010	1,052,157	3,008	0.92	375.4	1,699	\$12.0	\$58.4	\$59,764	1.3	85.7	4.5	11.1
2011	1,061,294	4,042	0.91	376.4	1,063	\$12.8	\$63.0	\$62,254	2.7	97.5	4.4	10.4
2012	1,069,607	3,210	0.92	377.8	1,713	\$14.0	\$66.5	\$63,577	2.7	93.0	4.6	8.9
2013	1,082,384	7,768	0.95	378.9	1,895	\$14.7	\$70.5	\$65,106	2.2	95.5	4.7	7.4
2014	1,093,164	6,121	0.95	382.9	2,632	\$15.3	\$75.2	\$66,940	2.7	95.0	4.9	6.7
2015	1,103,870	6,153	0.95	386.6	3,203	\$16.1	\$80.1	\$68,460	3.2	95.2	5.1	5.9
2016	1,114,015	5,535	0.95	390.0	3,413	\$16.9	\$85.2	\$69,942	3.1	95.3	5.3	5.1
2017	1,123,657	5,031	0.96	393.5	3,793	\$17.7	\$89.6	\$71,356	2.3	96.3	5.6	4.9
2018	1,132,824	4,534	0.97	397.1	4,089	\$18.5	\$94.3	\$72,835	2.2	97.8	5.8	4.7
2019	1,142,013	4,585	0.98	400.7	4,076	\$19.3	\$99.3	\$74,359	2.3	98.6	6.0	4.6
2020	1,151,973	5,410	0.99	404.3	4,007	\$20.0	\$104.4	\$75,798	2.3	98.7	6.3	4.6
2021	1,162,440	5,979	1.00	407.7	3,906	\$20.8	\$109.8	\$77,154	2.4	98.7	6.5	4.7
2022	1,172,664	5,785	1.01	411.1	3,830	\$21.6	\$115.4	\$78,398	2.5	99.0	6.7	4.6
2023	1,182,633	5,569	1.01	414.6	3,815	\$22.4	\$121.0	\$79,616	2.4	99.3	6.9	4.6
2024	1,192,674	5,641	1.01	418.0	3,736	\$23.3	\$126.8	\$80,754	2.4	99.6	7.2	4.6
2025	1,202,646	5,595	1.02	421.3	3,784	\$24.2	\$132.8	\$81,881	2.4	99.8	7.4	4.6
2026	1,212,520	5,512	1.02	424.6	3,732	\$25.2	\$138.9	\$82,926	2.4	100.0	7.7	4.6
2027	1,222,306	5,444	1.03	428.0	3,705	\$26.2	\$145.2	\$83,948	2.4	100.1	7.9	4.5
2028	1,231,973	5,348	1.03	431.3	3,807	\$27.4	\$151.7	\$85,001	2.4	100.3	8.2	4.5
2029	1,241,511	5,237	1.04	434.6	3,717	\$28.6	\$158.6	\$86,060	2.4	100.5	8.6	4.5
2030	1,250,910	5,123	1.04	437.9	3,634	\$29.8	\$165.6	\$87,115	2.4	100.5	8.9	4.5
2031	1,260,214	5,037	1.05	441.1	3,456	\$31.3	\$173.0	\$88,149	2.4	100.5	9.2	4.5
2032	1,269,436	4,950	1.06	444.1	3,340	\$32.8	\$180.5	\$89,159	2.4	100.8	9.6	4.5
2033	1,278,349	4,645	1.07	447.1	3,239	\$34.4	\$188.3	\$90,194	2.4	101.1	9.9	4.5
2034	1,287,035	4,443	1.08	450.0	3,117	\$36.0	\$196.5	\$91,264	2.4	101.3	10.3	4.5
2035	1,295,333	4,109	1.09	452.8	2,988	\$37.6	\$205.1	\$92,411	2.4	101.4	10.7	4.5
2036	1,303,437	3,985	1.10	455.4	2,849	\$39.3	\$214.1	\$93,586	2.4	101.7	11.1	4.5
2037	1,311,327	3,864	1.11	458.0	2,761	\$41.0	\$223.5	\$94,812	2.4	101.9	11.6	4.5
2038	1,318,987	3,753	1.12	460.4	2,639	\$42.6	\$233.3	\$96,083	2.4	101.8	12.0	4.5
2039	1,326,415	3,643	1.13	462.8	2,515	\$44.3	\$243.6	\$97,400	2.4	102.0	12.4	4.5
2040	1,333,677	3,598	1.14	465.1	2,416	\$46.1	\$254.3	\$98,711	2.4	102.2	13.1	4.5

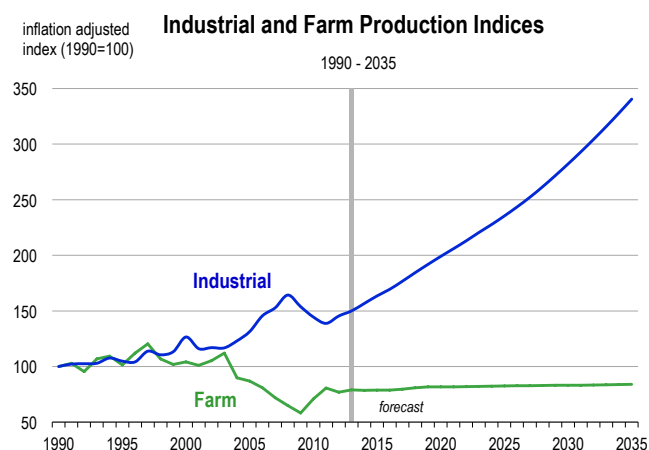
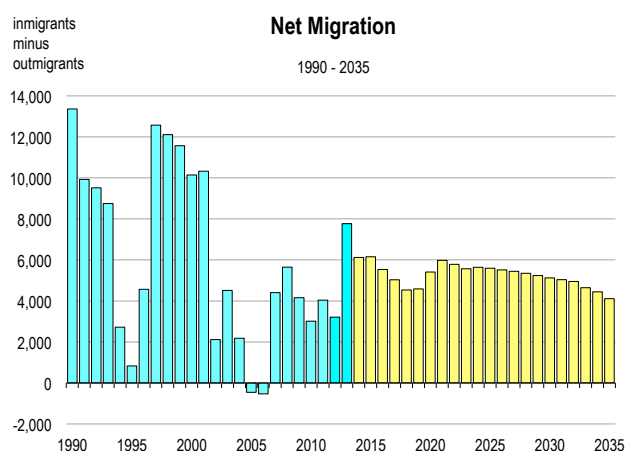
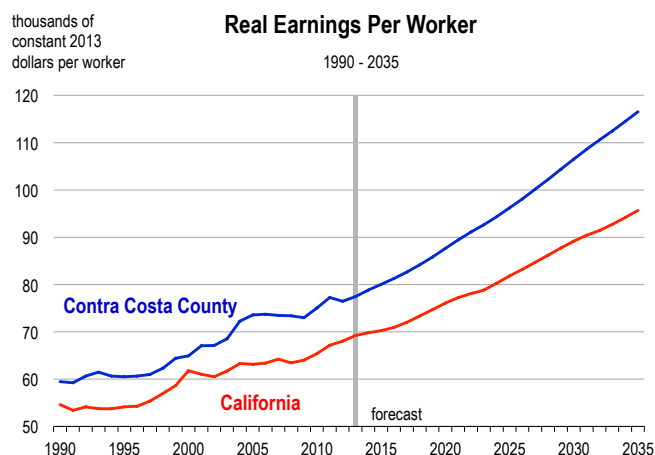
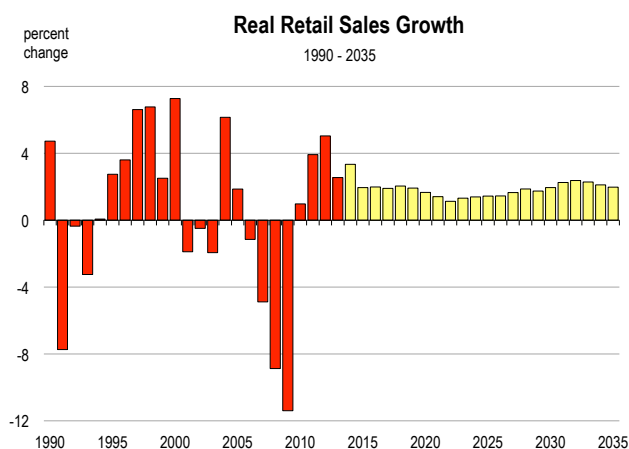


# Contra Costa County Employment Forecast

## 2006-2013 History, 2014-2040 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
---employment (thousands of jobs)---												
2006	344.7	0.73	30.0	20.2	8.4	53.1	32.1	50.6	13.4	42.7	32.4	48.9
2007	347.0	0.73	29.4	20.6	8.8	53.5	29.1	49.4	13.0	44.6	33.2	52.2
2008	340.3	0.67	26.6	20.7	8.9	52.3	26.6	49.3	11.8	45.6	32.8	52.6
2009	323.0	0.76	22.1	18.7	8.3	49.0	25.7	45.9	10.4	48.1	31.2	51.3
2010	314.0	0.71	19.7	18.3	8.0	48.0	25.3	43.8	9.6	48.4	31.3	49.2
2011	315.8	0.83	19.7	17.4	8.1	48.4	24.8	45.9	9.0	49.3	32.3	47.8
2012	323.3	0.82	21.5	17.4	8.0	49.1	25.2	48.1	8.4	50.5	33.7	48.0
2013	334.7	0.83	23.2	17.5	8.2	50.6	25.6	50.0	8.2	53.9	35.8	48.2
2014	341.4	0.83	24.2	17.7	8.4	51.0	25.9	51.1	8.6	55.1	37.4	48.2
2015	348.3	0.83	24.6	17.9	8.5	51.4	26.5	53.0	8.9	56.2	38.7	48.4
2016	354.4	0.83	24.8	18.1	8.6	51.9	27.3	54.5	9.2	57.0	40.0	48.6
2017	359.8	0.85	24.9	18.5	8.7	52.4	28.1	55.3	9.5	57.9	41.1	48.8
2018	365.2	0.86	25.4	18.8	8.8	52.9	29.0	55.8	9.7	58.8	42.1	49.0
2019	370.0	0.87	25.7	19.0	8.9	53.3	29.9	56.4	9.9	59.7	43.0	49.1
2020	374.3	0.87	25.9	19.2	9.0	53.8	30.6	57.0	10.1	60.7	43.7	49.3
2021	378.0	0.87	25.9	19.3	9.1	54.2	31.1	57.6	10.2	61.6	44.3	49.4
2022	381.6	0.88	25.9	19.4	9.2	54.5	31.5	58.2	10.4	62.6	44.8	49.5
2023	385.2	0.88	26.2	19.5	9.3	54.8	31.9	59.0	10.5	63.6	45.3	49.5
2024	388.1	0.88	26.1	19.6	9.5	55.2	32.0	59.7	10.6	64.5	45.7	49.7
2025	390.9	0.88	26.0	19.7	9.6	55.6	32.1	60.3	10.7	65.3	46.0	49.8
2026	393.8	0.89	26.1	19.8	9.7	55.9	32.2	61.0	10.9	66.1	46.2	49.9
2027	396.7	0.89	26.2	19.8	9.8	56.3	32.4	61.6	11.0	66.9	46.5	50.0
2028	399.8	0.89	26.5	19.9	9.9	56.8	32.6	62.3	11.1	67.7	46.7	50.1
2029	402.7	0.89	26.5	20.0	10.0	57.2	32.8	62.9	11.2	68.5	46.8	50.3
2030	405.5	0.89	26.5	20.1	10.2	57.7	33.0	63.4	11.4	69.3	47.0	50.4
2031	408.1	0.89	26.2	20.2	10.3	58.3	33.3	64.0	11.5	70.1	47.1	50.5
2032	410.8	0.90	25.9	20.3	10.4	58.9	33.5	64.5	11.6	71.0	47.2	50.7
2033	413.7	0.90	25.8	20.4	10.5	59.5	33.8	65.0	11.7	71.8	47.3	50.8
2034	416.5	0.90	25.7	20.5	10.7	60.1	34.1	65.4	11.9	72.6	47.4	51.0
2035	419.4	0.90	25.7	20.6	10.8	60.7	34.5	65.8	12.0	73.4	47.5	51.1
2036	422.3	0.91	25.7	20.7	11.0	61.3	34.8	66.2	12.1	74.3	47.6	51.2
2037	425.3	0.91	25.8	20.8	11.1	61.8	35.3	66.6	12.3	75.1	47.6	51.4
2038	428.3	0.91	25.8	20.9	11.2	62.4	35.7	67.0	12.4	75.9	47.7	51.5
2039	431.2	0.91	25.8	20.9	11.4	62.9	36.2	67.4	12.5	76.8	47.7	51.7
2040	433.9	0.91	25.6	21.0	11.5	63.4	36.7	67.8	12.7	77.6	47.8	51.8





## County Economic and Demographic Indicators

### Projected Economic Growth (2014-2019)

Expected retail sales growth:	10.2%
Expected job growth:	8.4%
Fastest growing jobs sector:	Information
Expected personal income growth:	16.0%

Expected population growth:	4.5%
Net migration to account for:	52.9%
Expected growth in number of vehicles:	3.7%

### Demographics (2014)

Unemployment rate (April 2014):	6.1%
County rank* in California (58 counties):	12th
Working age (16-64) population:	65.3%

Population with B.A. degree or higher:	38.7%
Median home selling price (2013):	\$392,500
Median household income:	\$74,815

### Quality of Life

Violent crime rate (2012):	403 per 100,000 persons
County rank* in California (58 counties):	33rd
Average commute time to work (2014):	35.9 minutes

High school drop out rate (2012):	8.7%
Households at/below poverty line (2014):	8.0%

\* The county ranked 1st corresponds to the lowest rate in California